

Northern State Multi Service Center Cleanup Site



Former Northern State Hospital, 2012. Photo courtesy of public domain

Comments accepted:

March 18 – April 16, 2019

Submit comments:

Online at bit.ly/Ecology-NorthernState-Comments

Or by mail to:

Mark Adams, Site Manager
WA Department of Ecology
3190 160th Avenue SE
Bellevue, WA 98008-5452
Phone: 425-649-7107
Email: Mark.Adams@ecy.wa.gov

Site info:

bit.ly/Ecology-NorthernState
Facility Site ID: 65415931
Site Cleanup ID: 10048

Document review locations:

Central Skagit Sedro-Woolley Library
802 Ball Street
Sedro-Woolley, WA 98284
Phone: 360-755-3985

Ecology-Bellingham Office
913 Squalicum Way, Unit 101
Bellingham, WA 98225
By appointment, call 360-255-4400

Ecology-Bellevue Office
3190 160th Avenue SE
Bellevue, WA 98008-5452
By appointment, call 360-649-7190

Cleanup documents ready for review

The Department of Ecology (Ecology) invites you to comment on an agreed order (legal agreement) and a public participation plan for the Northern State Multi Service Center cleanup site (Site). The Site is located on the eastern edge of Sedro-Woolley in Skagit County. The property was formerly owned and operated by Washington State as the Northern State Hospital and is now owned by the Port of Skagit (Port).

The legal agreement between Ecology and the Port will require the Port to analyze cleanup options and create a cleanup plan. A future legal agreement will require the Port to design and carry out the work described in the plan.

The following documents are available for review and comment:

- **Agreed Order:** legal agreement between Ecology and the Port that requires the Port to characterize the Site (remedial investigation), analyze cleanup options (feasibility study), and create a draft cleanup plan. The Port will also be required to complete two initial cleanups (interim actions).
- **Public Participation Plan:** document that explains how people can participate in the cleanup process.

Public Meeting

Ecology will hold an open house and public meeting to provide more information and collect comments.

Wednesday, March 27, 2019

5 – 6:30 p.m.

Sedro-Woolley Council Chambers

325 Metcalf Street, Sedro-Woolley, WA 98284

Toxics Cleanup Program

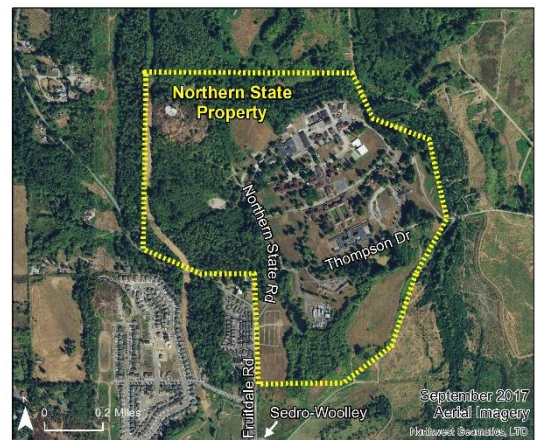


Northern State Hospital dedication, May 1912¹

Background and location

The approximately 225-acre Site is located on the eastern edge of Sedro-Woolley in Skagit County. It was formerly Washington State’s Northern State Hospital, constructed in 1912. The hospital treated psychiatric patients until it closed in 1973. The Northern State Hospital is on the National Registry of Historic Places.

In 2015 the City of Sedro-Woolley (City) annexed the Northern State property within city limits. In 2018 Washington State transferred ownership of the Northern State property to the Port. Many of the property’s buildings are currently leased to tenants. The Port, City, and Skagit County are partnering on re-use of the property as the Sedro-Woolley Innovation for Tomorrow Center or SWIFT Center, a mixed use campus focused on technology and innovation.

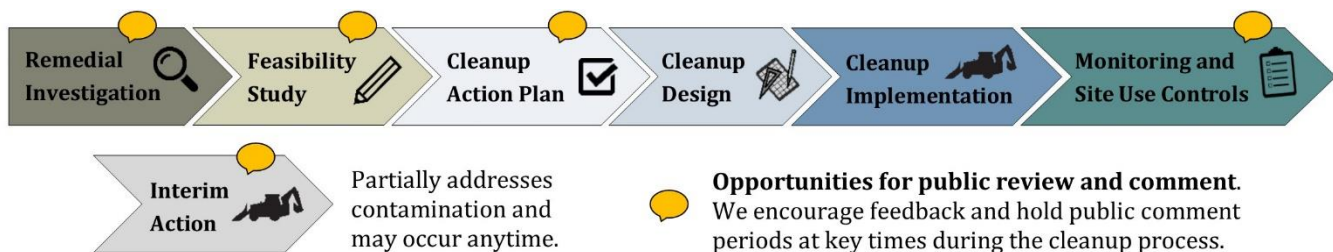


Aerial view of Northern State property, September 2017

Ecology’s cleanup process

The Model Toxics Control Act (MTCA; [Chapter 70.105D RCW](#)²) is Washington’s environmental cleanup law. It provides requirements for contaminated site cleanup and sets standards that protect human health and the environment. Ecology enacts the MTCA and oversees cleanups.

The [MTCA site cleanup process](#)³ is completed in steps (see graphic below) over a variable timeline.

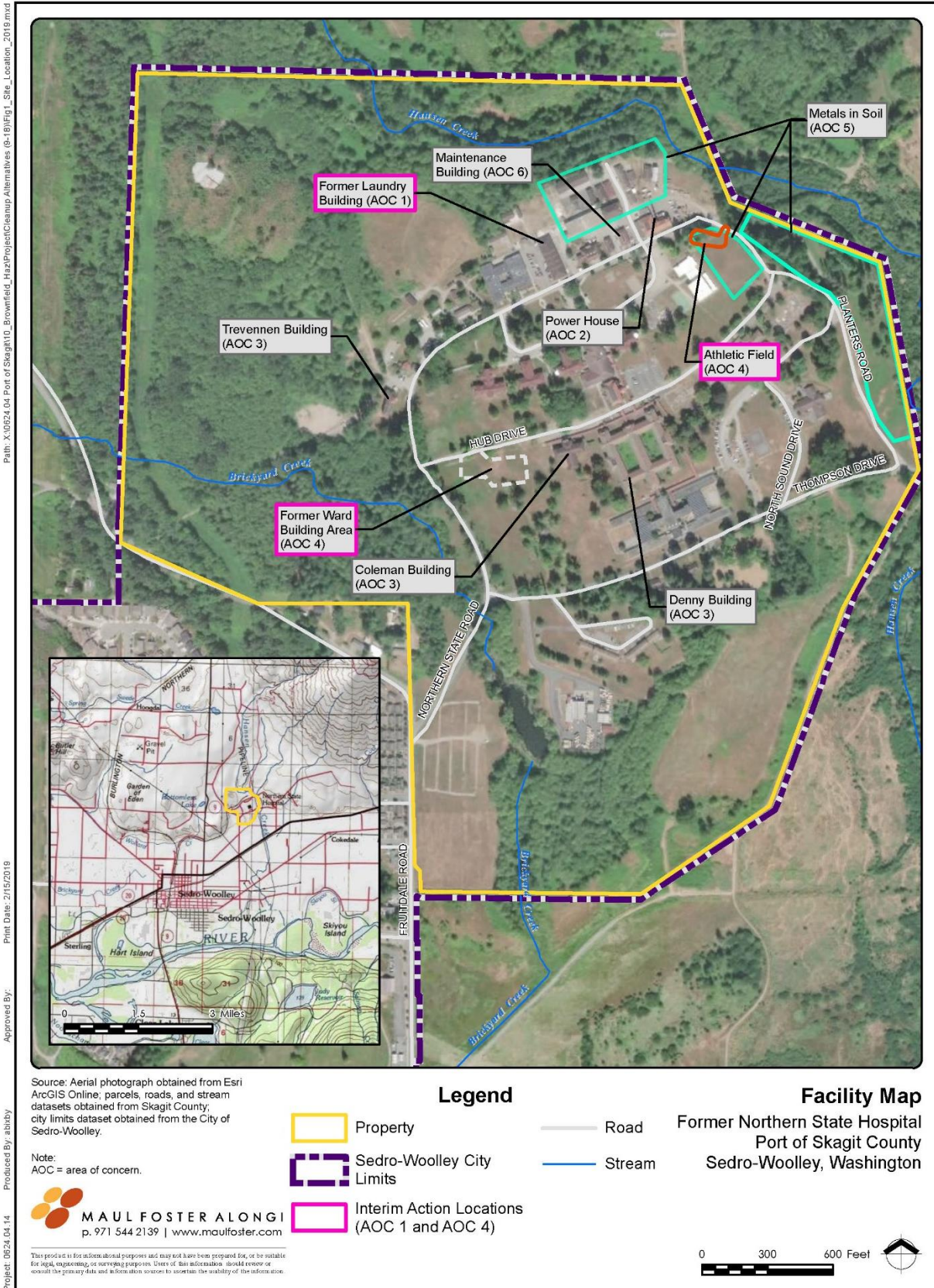


¹ Northern State Hospital dedication/Mason Photo, May 1912, State Library Photo Collection. 1851-1990, Washington State Archives, Digital Archives, <http://www.digitalarchives.wa.gov>, February 4, 2019.

² <https://fortress.wa.gov/ecy/publications/publications/9406.pdf>

³ <https://ecology.wa.gov/Spills-Cleanup/Contamination-cleanup/Cleanup-process>

Site layout map



Path: X:\0924_04_Port of Skagit\0_Brownfield_HazProject\Cleanup Alternatives (9-19)\Fig L_Site_Location_2019.mxd
 Print Date: 2/15/2019
 Approved By:
 Produced By: ability
 Project: 0924_04_14

Contamination

Contamination is from the former state hospital operations and the materials used in the Site’s historic buildings. Between 2014 and 2018, preliminary testing found contamination in:

- **Soil:** metals, carcinogenic polycyclic aromatic hydrocarbons (cPAHs), tetrachloroethene (PCE) and petroleum products.
- **Groundwater:** metals, PCE, trichloroethene (TCE), and petroleum products.

Preliminary testing identified contamination within seven areas of concern (AOCs) across the Site (see page 3 for a site layout map):

- **AOC 1:** Former Laundry Building
- **AOC 2:** Power House Building
- **AOC 3:** Lead in Soil
- **AOC 4:** Arsenic in Soil
- **AOC 5:** Property-wide Metals in Soil
- **AOC 6:** Maintenance Building
- **AOC 7:** Lead and Arsenic in Groundwater

Contaminant levels within the Site are present at potentially harmful levels and must be addressed under the MTCA.



Former Laundry Building, January 2019

Interim Actions

Early cleanup actions at the Site are planned for Summer 2019. See Exhibit B in the Agreed Order for more details.

Area of Concern 1: Former Laundry Building

- Install a vapor barrier to provide immediate protection from intrusion of soil vapor into the building.
- Implement an indoor air sampling program to evaluate the performance of the vapor barrier system.
- Amend soil to stimulate the natural breakdown of contaminants.
- Sample groundwater as part of a monitored natural attenuation (MNA) program for the AOC along with an environmental covenant restricting use of groundwater.

Area of Concern 4: Arsenic in Soil

- Excavate impacted soil (to an average depth of approximately 1 foot) near the former Ward Building and athletic field areas to remove the risk of direct contact.
- Remove and dispose approximately 1,800 tons of impacted soil at an off-site permitted landfill.

En español

El Departamento de Ecología le invita a comentar sobre un reporte ambiental para el sitio que está contaminado Northern State Multi Service Center en Sedro-Woolley.

Si le gustaría recibir este documento en español, por favor llame a Gretchen Newman al 360-407-6097 o envíe un correo electrónico a preguntas@ecy.wa.gov. Traducciones de avisos públicos para este sitio de limpieza se preparan bajo solicitud.

Toxics Cleanup Program

Agreed Order

The proposed agreed order is a legal document between Ecology and the Port. The Port is known as a potentially liable party, or PLP. The agreed order requires the Port to develop the following documents:

- **Draft Remedial Investigation and Feasibility Study (RI/FS) Report:** Describes contamination found on the Site. Analyzes cleanup options of contamination in soil and groundwater. The report presents the results of the study and proposes alternatives for cleanup actions.
- **Interim Action Work Plan:** Describes early cleanup actions and their relationship to the final cleanup action (to the extent known).
- **Draft Cleanup Action Plan (CAP):** Uses information in the RI and FS to identify a preferred cleanup action and a schedule to remediate the contamination.



Power House Building, Summer 2017

The purpose of the agreed order is to protect human health and the environment. It ensures that cleanup happens in a timely manner and according to Washington State’s cleanup law, the Model Toxics Control Act.

Public Participation Plan

Ecology and the Port are committed to providing the public with timely information and meaningful opportunities to participate in the cleanup process. As part of this commitment, Ecology has developed a public participation plan for this site. The plan outlines how interested parties can learn about the cleanup and provide input.

Your comments and ideas are needed to help inform cleanup activities. The public participation plan explains how Ecology will:

- Notify the public when and where documents are available for review and comment.
- Notify the public about how they can become involved.
- Provide public participation opportunities.
- Respond to public comments.
- Consider public comments in cleanup decisions.

Funding

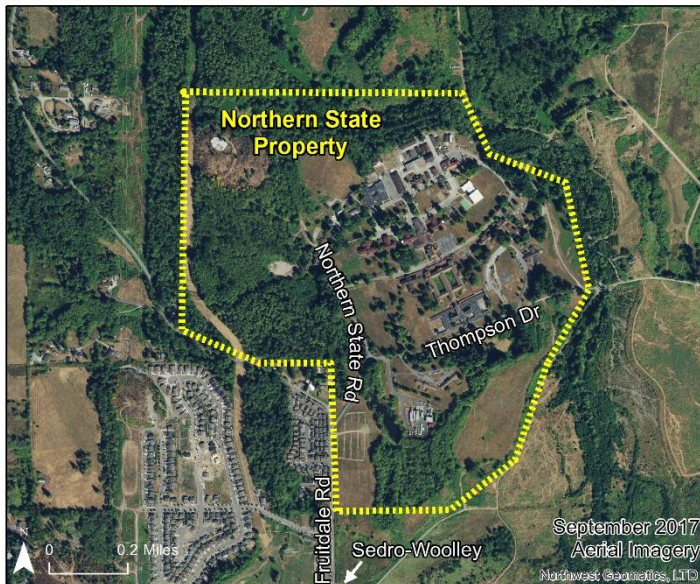
The Port is eligible for reimbursement of up to 75% (or more, if approved) of remedial action costs from Ecology through the state’s Remedial Action Grant Program, which helps pay for the cleanup of publicly-owned sites. The Legislature funds the grant program with revenues from a tax on hazardous substances.

What happens next?

- **March 18 – April 16, 2019:** Hold 30-day public comment period.
- **March 27, 2019:** Hold public meeting.
- **2019:** Finalize documents. Ecology will review and consider all comments received as we finalize the documents. We will provide a written response to comments received. Interim actions are planned to begin in Summer 2019.

Toxics Cleanup Program
913 Squalicum Way, Unit 101
Bellingham, WA 98225

Northern State Multi Service Center Cleanup Site cleanup documents ready for review



Aerial view of Northern State property, September 2017

Public comment period

March 18 – April 16, 2019

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Public meeting

Thursday, March 27, 2019

5 – 6:30 p.m.

Sedro-Woolley Council Chambers

325 Metcalf Street, Sedro-Woolley, WA 98284

Información en español incluida

Accommodation Requests: To request ADA accommodation including materials in a format for the visually impaired, call Ecology at 360-255-4382 or visit <https://ecology.wa.gov/accessibility>. People with impaired hearing may call Washington Relay Service at 711. People with speech disability may call TTY at 877-833-6341.